

The great fable of housing, or lack thereof, in Portugal

Once upon a time there was a country where the need for housing was a constant concern for society as a whole. The real estate sector wanted to build more houses, make housing affordable and ensure that every family had a safe roof over their heads and decent . But there was a problem: the government... Whoever they were, they kept giving the sector contradictory signals. Every time seemed to there be a solution, everything changed again, leaving investors, developers and the Portuguese in suspense, of course.

As in fables, the housing sector heard successive promises of stability and government support. "Now we're going to solve the housing crisis!" they said. But every time the sector started to believe, to see new intentions for measures and new policies, something happened and bam, the country goes to elections... Investors and families begin to doubt that they will be able to make it. After all, how many times have they heard the same speech without seeing any concrete results?

The political crisis has only exacerbated this situation. The real estate sector, which needs predictability and confidence, found itself hostage to the constant change of policies. Projects were postponed, investments frozen and families were left without adequate housing solutions. The sector, which should be seen as an ally in solving the housing problem, is once again left in the lurch.

The consequences of this instability are obvious: access to housing is becoming increasingly difficult and construction costs remain high. Instead of creating conditions and stability for a solid and prosperous sector, we are witnessing a political game that is driving away investors and damaging the development of the market.

Now, with the political scenario hanging in the balance, no one knows what to expect. But the truth is that the fundamental issues remain unresolved: where are the measures to encourage the construction of affordable housing? Where are the incentives for private investment? How are we going to ensure that the Portuguese have access to homes they can afford?

Just like in the fable, the sector is tired of promises empty ... Investors need a clear and stable regulatory environment that allows them to work without barriers, even in the face of adverse political crises. Without this, the result will be the abandonment of projects, a reduction in the supply of housing and a consequent increase in prices. In addition, the weight of bureaucracy and the lack of speed in approving projects contribute to this blockage. Processes that could be resolved in months drag on for years, discouraging investors and creating an artificial shortage of housing.

The solutions for more affordable housing depend on the policies and measures approved by the government. With nothing concrete and a political crisis on the horizon, these solutions are compromised. The government's response must be more efficient and geared towards the reality of the market, promoting healthy collaboration between the public and private sectors.

The solution lies in greater predictability and a long-term strategic vision. The real estate sector is one of the engines of the Portuguese economy, generating jobs, wealth and contributing to

social welfare. It cannot be constantly hostage to abrupt political changes and measures that, in some cases, are not discussed with the main market players.

We can no longer put off solutions. Housing has to be a priority supra-partisan, in the interests of the country and the Portuguese, it cannot be left in the background. We must draw inspiration from the past to have the courage to change once and for all and give the country the conditions to solve the housing problem!